

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0118 (Samsung Rezoning Tracts 2 and 3)

DISTRICT: 1

ZONING FROM: PUD

TO: LI-PDA

Nature of the Request: The applicant is requesting to rezone the property to LI-PDA, Limited Industrial-Planned Development Area Combining District, zoning to create a new PDA area that could provide for the potential future expansion of the Samsung Austin Semiconductor campus. *Please see the Applicant Request Letter – Exhibit C.* The applicant is proposing PDA conditions for this property that will mirror the uses, subdivision requirements and site development standards that were approved in the original Samsung PDA site through Ordinances No. 960229-L and 20190509-031. *Please see the Proposed PDA Subdivision and Site Development Standards – Exhibit D.*

ADDRESS: 2001 - 2821 East Parmer Lane and 11600 - 12161 Samsung Boulevard

SITE AREA: Tract 2: 27.80 acres (1,210,968 sq. ft.)

Tract 3: 81.45 acres (3,547,962 sq. ft.)

109.25 acres (4,758,930 sq. ft.)

PROPERTY OWNER: Samsung Austin Semiconductor, LLC

AGENT: Drenner Group, PC (Dave Anderson)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends LI-PDA, Limited Industrial-Planned Development Area Combining District, zoning with conditions.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

December 1, 2020: Approved staff's recommendation of LI-PDA zoning (9-0-1, D. King-abstain and A. Aguirre-recuse); A. Denkler-1st, H. Smith-2nd.

CITY COUNCIL ACTION:

December 10, 2020

ORDINANCE NUMBER:

ISSUES:

An amendment to the Pioneer Crossing Planned Unit Development (PUD) will be deferred. A condition of the approval for this case is a PUD amendment will be initiated to address the removal of this land area from the Pioneer Crossing PUD.

CASE MANAGER COMMENTS:

The property in question is two undeveloped tracts of land, consisting of 109.237 acres, which abut the Samsung Semiconductor industrial campus to the west and south. The original Samsung Austin Semiconductor plant is a 300-acre tract of land that fronts onto East Parmer Lane. The property was zoned LI-PDA in zoning case C14-96-0007 through Ordinance No. 960229-L. Surrounding land uses in the Pioneer Crossing Planned Unit Development (PUD) include undeveloped tracts of land directly to the north, south, east and west. There are single-family residential neighborhoods further to the south (Pioneer East) and west (Pioneer Crossing West).

In this request, the applicant is requesting to remove Parcels E12, E13, E14 (which are currently designated LI) and Parcels E10 and E11 (which are designated IP) from the Pioneer Crossing PUD to rezone this land to LI-PDA to create a new Planned Development Area (PDA) that will be consistent with the zoning of the existing Samsung campus. The proposed PDA agreement will reflect almost the same conditions approved on the current Samsung Austin Semiconductor site through Ordinances No. 960229-L and 20190509-031.

BASIS OF RECOMMENDATION:*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

The purpose of a planned development area (PDA) combining district is to:

- (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or
- (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

2. The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.

The staff recommends the applicant's request for LI-PDA zoning as the property is located on an arterial roadway and state maintained highway, East Parmer Lane, which is a designated Activity Corridor as shown on the Imagine Austin Growth Concept Map. In

addition, site under consideration is approximately 0.81 of a mile from the Harris Branch Neighborhood Center, as identified in the Imagine Austin Comprehensive Plan.

3. Zoning should allow for reasonable use of the property.

Even though there are not imminent plans for expansion, the proposed LI-PDA zoning will permit the applicant to develop this property with civic, commercial and industrial uses that are consistent with the Samsung Austin Semiconductor facilities to the east to allow for the future creation of new job opportunities in this area of the city.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD (Parcels E12, E13, E14 designated LI and Parcels E10 and E11 designated IP)	Undeveloped Tracts of Land
<i>North</i>	PUD (Parcels RA-3 designated Commercial, Parcel RA-1 designated Community Recreation, Parcels RA-2 and RA-7 designated Commercial)	E. Parmer Lane, Undeveloped Tracts (Pioneer Crossing PUD: Proposed East Village)
<i>East</i>	LI-PDA, PUD (Parcels E7 and E8 designated IP and Parcel E9 designated MF-2)	Samsung Boulevard, Industrial (Samsung Austin Semiconductor), Undeveloped Tracts
<i>South</i>	PUD (Parcels E15 designated GR-MU, E6 designated SF-5 and E17 designated P, E18 designated School)	Undeveloped Tract, Single Family Residential (Pioneer East), Undeveloped Tract, Pioneer Crossing Elementary School
<i>West</i>	PUD (Parcels W2 and W3 designated LI, Parcel W10 designated Public Park and W11 designated SF-5)	Undeveloped Tract with Floodplain, Single Family Residential (Pioneer West), Undeveloped

NEIGHBORHOOD PLANNING AREA: N/ATIA: N/AWATERSHED: Harris BranchNEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
 Austin Lost and Found Pets
 Bike Austin
 Friends of Austin Neighborhoods
 Harris Branch Residential Property Owners Association
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Gate Neighborhood Association
 North Growth Corridor Alliance
 Pioneer Crossing West HOA
 Pioneer Crossing West Homeowners Association, Inc.
 Pioneer East Homeowners Association, Inc.
 SELTEXAS
 Sierra Club, Austin Regional Group
 Techridge Neighbors

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-96-0007.01 (Samsung Austin Semiconductor PDA Amendment #1: 12100 Samsung Boulevard)	LI-PDA to LI-PDA	4/02/19: Approved staff's recommendation for LI-PDA zoning to amend the PDA overlay to permit a maximum building height of 130 feet. For structures other than buildings, the maximum height may not exceed 150 feet. by consent (8-0, J. Duncan, E. Ray-absent); S. Lavani-1 st , B. Evans-2 nd .	5/09/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20190509-031 for LI-PDA combining district zoning, to change a condition of zoning was approved on Council Member Flannigan's motion, Council Member Renteria's second on an 11-0 vote.
C814-96-0003.13 (Pioneer Crossing PUD Amendment #13: East Parmer Lane)	PUD to PUD: The applicant is requesting changes to the land use plan to relocate the	1/19/18: Approved Administratively by the Staff - The purpose of this change is to decrease the amount of potential	N/A

	community recreation areas to the central portion of the site near Harris Branch Creek with another community recreation area following Tributary 6 to Harris Branch in the southern portion of the tract.	development along the riparian corridors while maintaining the development entitlements already approved for this portion of the PUD. This amendment is considered a non-substantial amendment because the total residential amounts and approved densities for residential units, commercial space and community recreation/parkland dedication areas will remain the same.	
C814-96-0003.12 (Pioneer Crossing PUD Amendment #12: 2500 E. Braker Lane)	PUD to PUD: To change the proposed land use designation on parcel W11 from GR, Community Commercial, to SF-5, Urban Family Residence.	<p>8/16/13: Approved Administratively by the Staff - The staff supports the applicant's request to reduce the intensity of uses near other residential parcels within the PUD. This change will permit the applicant to develop this 17.281 acre parcel with residential uses adjacent to an existing SF-5 parcel to the west (W12), SF-2 parcel (W9) to the north, and public park parcel (W10) to the east.</p> <p>In addition, the staff has asked the applicant to add a note to the PUD land use plan stating that, "The alignment of SH-130 has been relocated by the Texas Department of Transportation to a location outside the boundaries of the Pioneer Crossing PUD and it is</p>	N/A

		therefore no longer a part of this development”. This notation will help to clarify the parcels/right-of-way layout within the PUD on the land use plan.	
C814-96-0003.11 (Pioneer Crossing PUD Amendment #11: 2101 East Parmer Lane)	PUD to PUD: To reduce the intensity of uses permitted and to allow for single-family residential uses adjacent to the existing SF-2 parcel (W4) and public park parcel (W10) to the south, to remove the all of minimum setback requirements and to reduce the minimum lot size to from 5,750 sq. ft. 2,500 sq. ft. for the proposed SF-6 development on parcel (W2B), to remove all interior side yard setbacks on the proposed SF-3 (W3) and SF-6 (W2B) residential parcels and to designate a new 10+ ‘GR’ district parcel along Parmer Lane.	Case expired on 9/20/13 as the applicant did not submit and update 180 days from the date the application was filed per LDC Sect. 25-5-113.	N/A
C814-96-0003.10 (Pioneer Crossing PUD Amendment #10: 2400-2700 Block of East Parmer Lane)	PUD to PUD: To create a new Parcel E4A. Parcel E4A will have the LI zoning district land use designation, will have a maximum height limit of 150-feet for a structure other than a building,	8/02/11: Approved staff’s recommendation for PUD zoning by consent to establish a new Parcel E4A with the following conditions: Parcel E4A will have the LI zoning district land use designation, will have a maximum height limit of	8/25/11: Approved PUD zoning with conditions by consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .

	and will allow Basic Industry as a permitted land use on the site.	150-feet for a structure other than a building, and will allow Basic Industry as a permitted land use on the site. Vote: (5-0, G. Bourgeois-off dais, C. Banks-absent); D. Tiemann-1 st , S. Baldrige-2 nd .	
C814-96-0003.09 (Pioneer Crossing PUD Amendment #9: 2405 E. Yager Lane)	PUD to PUD: To amend the PUD to create a new parcel that will now be known as Parcel E21 for the property located at 2405 East Yager Lane and to designate "P" Public zoning district permitted uses and site development standards for Parcel E21 within the PUD. The applicant also requests that Major Utility Facilities and Maintenance and Service Facilities shall be permitted uses on this parcel within the PUD so that they will not be subject to the conditional use permit requirement for a property that is zoned P-public and greater than one acre.	5/03/11: Approved staff's recommendation for PUD zoning by consent (6-0); D. Tiemann-1 st , C. Banks-2 nd .	6/23/11: Approved PUD amendment on all 3 readings (7-0)
C814-96-0003.07 (Pioneer Crossing PUD Amendment #7: E. Parmer Lane)	PUD to PUD	5/20/08: Approved the PUD amendment with conditions (7-0, J. Martinez-absent): Limit the maximum number of units to what is currently approved in the PUD.	7/24/08: The public hearing was closed and the first reading of the ordinance for planned unit development(PUD) district zoning to

		<p>Thereby, not allowing for an increase in the overall residential density within the PUD. Require TIA amendments to be conducted for any future proposed formal amendments to this PUD.*</p> <p>* The original ordinance that approved the Pioneer Crossing PUD (Ordinance No. 970410-I) states in Part 7(a) that, <i>“Section 13-1-453(d)(6) of the Code (regarding substantial amendment of an adopted Land Use Plan) is modified for the purposes of this PUD only, as follows:(6) Unless otherwise approved by the Transportation Review Section of the City of Austin, shifting development intensity, even with corresponding and equivalent decrease in some other portion of the PUD, in a manner which results in a level of service “E” or “F” on any roadway segment or intersection included in the area of the TIA submitted in connection with the approved PUD.”</i></p> <p>The Transportation division determined that there was no change in the density with the proposed land use change in this PUD amendment. However, this statement will require any future</p>	<p>change a condition of PUD zoning with a condition was approved (7-0); Mayor Pro Tem McCracken-1st, Council Member Morrison-2nd. The condition was to require detached single family homes.</p>
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		substantial amendments to the Pioneer Crossing PUD that affect the level of service “E or “F” of the roadways within the approved TIA to be reviewed by the Transportation staff through a TIA amendment. Therefore, in future formal PUD amendments, TIA addendum recommendations will be presented in a memorandum to the Land Use Commission and City Council for their consideration.	
C814-96-0003.06 (Pioneer Crossing PUD Amendment #6: W. Braker Lane at Musket Valley Trail)	PUD to PUD: To change the land use designation on parcel W6 from “school” to GR-MU	4/01/08: Approved staff rec. to amend PUD (6-0, T. Rabago, J. Martinez-absent)	1/15/09: Approved Ordinance No. 2009115-96 for PUD zoning to change a condition of zoning (6-0)
C814-96-0003.05 (Pioneer Crossing PUD Amendment #5)	PUD to PUD: Proposed administrative amendment to change uses on Parcel open space/parkland locations within the PUD	6/19/07: Administratively approved by staff	N/A
C814-96-0003.04 (Pioneer Crossing PUD Amendment #4)	PUD to PUD: To amend land area for SF-2 development regulations from 534.42 acres to 471.21 acres and SF-5 development regulations from 86.25 acres to 149.44 acres. No density limits or original PUD	4/19/05: Approved staff rec. for PUD amendment by consent (7-0)	5/19/05: Approved PUD amendment (6-0); 1 st reading 7/28/05: Approved PUD amendment (7-0); 2 nd /3 rd readings

	approvals are proposed to change.		
C814-96-0003.03 (Pioneer Crossing PUD Amendment #3)	PUD to PUD: Increase the boundaries of the PUD by 138 acres	3/25/03: Approved staff rec. for PUD amendment (8-0)	4/24/03: Approved PUD amendment (6-0); 1 st reading 5/12/05: Approved PUD amendment (6-0); 2 nd /3 rd readings
C814-96-0003.02 (Pioneer Crossing PUD Amendment #2)	PUD to PUD: Proposed administrative revision	3/12/02: Approved by staff	N/A
C14-96-0007 (Austin-Jourdan Crossing Project: 2301-3501 E. Yager Lane)	I-RR to LI-PDA	2/20/96: Approved LI-PDA zoning (9-0)	2/29/96: Approved LI-PDA zoning subject to conditions (7-0); all 3 readings
C814-96-0003 (Pioneer Crossing PUD)	I-RR to PUD	3/18/97: Approved staff rec. of PUD with conditions (8-0)	4/10/97: Approved PUD with conditions (7-0); all 3 readings

RELATED CASES:

C814-96-0003 - Previous Zoning Case

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Samsung Blvd.	100'	116'	~48'	3	No	Yes	No
Parmer Lane	200'	154'	~92'	4	No	Yes	No
E. Braker Lane	None (Future roadway)	120'	N/A (Future Roadway)	3	N/A	Yes	No
Parmer Lane – Samsung Blvd Connector	None (Future roadway)	120'	N/A (Future roadway)	3	N/A	Yes	No

OTHER STAFF COMMENTS:

Comprehensive Planning

This request concerns two tracts of land, consisting of 109.237 acres, which abuts the Samsung Semiconductor Factory site to the west and south. The property is located along the **East Parmer Lane Activity Corridor** and approximately 0.81 of a mile from the **Harris Branch Neighborhood Center** and is not located within the boundaries of a neighborhood planning area. Surrounding land uses include vacant land and the Samsung Semiconductor facilities to the north and east; to the south is vacant land, a large residential subdivision, and the Pioneer Crossing Elementary School; to the east is vacant land, which is another proposed Samsung site in a related rezoning request; and to the west is a large single family subdivision, the Musket Valley Neighborhood Park and an apartment complex that is separated by right-of way required by TxDOT.

The request is an amendment to Ordinance No. 960229-L, to increase the maximum building height on the site from 90 ft. to 130 feet for the expansion of the Samsung factory site, which they identify as a light industrial use. See request below:

Increase from 90 ft. tall to 130 ft. height, with an additional fifteen (15%) in height as may be necessary to comply with generally accepted engineering practices for stacks and vents, or any applicable federal or state law, regulation, guidelines or order, which is greater. For structures other than buildings, the maximum height may not exceed one hundred and fifty (150) feet.

Connectivity

There are no CapMetro transit stops located within a quarter of a mile along E. Parmer Lane or Samsung Boulevard. A public sidewalk system is partially located along one side of East Parmer Lane. No public sidewalks are located along Samsung Blvd., until approaching the elementary school and the residential subdivision to the south. There is a bike lane going both directions partially along Samsung Blvd., near the public school, but the bike lane ends once it approaches the Samsung factory. The mobility and connectivity options in this area are below average.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this section of E. Parmer Lane as an **Activity Corridor**. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following policy is applicable to this request:

- **LUT P20.** Locate industry, warehousing, logistics, manufacturing, and other freight-intensive uses in proximity to adequate transportation and utility infrastructure.

As stated previously, the 300-acre Samsung Semiconductor site was rezoned from RR to LI-PDA in 1996 with the first facility becoming operational in 1997. This pre-dates the Imagine Austin Comprehensive Plan which was approved by Council in June 2012. The Samsung facilities were twice expanded in 1997 and 2012.

At the time of construction and into the early 2000s, the facility was surrounded by fields and vacant land. Since then, residential and civic uses have developed in close proximity to the site. Imagine Austin is silent on structural heights but supports industrial uses located near transportation infrastructure. This property is located along a major arterial road with access to both IH-35 and SH-130.

Environmental

Comments have been addressed.

Fire

No Comments.

Parks and Recreation

The rezoning to LI-PDA does not propose residential or hotel-motel uses. There are currently no parkland dedication requirements for non-residential or non-hotel developments.

Site Plan

Site plan comments will be issued at time of formal site plan submittal.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies a need for 120' of right-of-way for the extension of E. Braker Lane and 120' of right-of-way for the future Parmer – Samsung Connector roadway. There is also a proposed Urban Trail (“Mokan Corridor Trail”) adjacent to this site along the planned Parmer – Samsung Connector. Additionally, up to 58' of right of-way from the centerline of Samsung Blvd. may need to be dedicated, pending future analysis. Existing right-of-way appears sufficient for Parmer Lane, per the ASMP. Right-of-way should be dedicated for these three roadways at the time of subdivision or site plan. A traffic impact analysis is deferred to the time of site plan application when all land uses and intensities will be known.

Water Utility

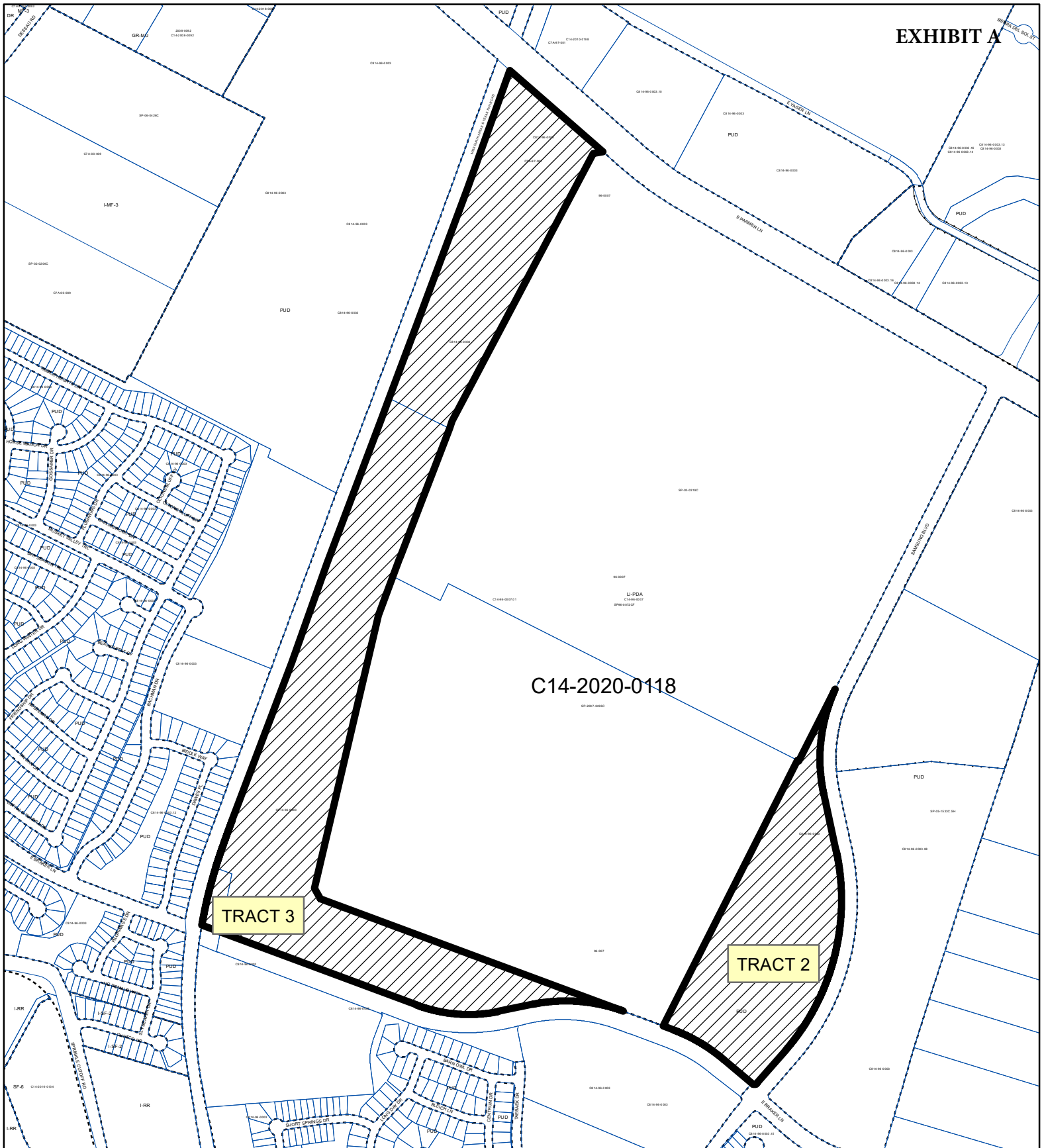
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Proposed PDA Subdivision and Site Development Standards
- E. Ordinances No. 960229-L and 20190509-031
- F. Comments Received



ZONING

ZONING CASE#: C14-2020-0118



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 800'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/19/2020

MEMORANDUM

TO: Amber Mitchell, Austin Transportation Department

FROM: David Anderson, Director of Land Use, Drenner Group

COPY: Matt Menotti, Infrastructure Project Director, Samsung Austin Semiconductor

DATE: October 12, 2020

RE: Samsung Rezoning Tracts 2 and 3 - Rezoning Traffic Impact Analysis (TIA)
Determination Worksheet for Rezoning application for the 109.25-acre piece of
property located at 3215 E. Parmer Lane in Austin, Travis County, Texas (the
"Property")

As representatives of Samsung Austin Semiconductor ("Samsung"), the Owner of the above-referenced Property, we respectfully submit this memorandum to accompany the Traffic Impact Analysis (TIA) Determination Worksheet applicable to the Property.

The Property consists of two (2) tracts totaling 109.25 acres adjacent to the property at 12100 Samsung Blvd, Austin, TX. The entirety of the Property is located in the full purpose jurisdiction of the City of Austin and is currently undeveloped.

The Property is currently zoned PUD, Planned Unit Development. The requested rezoning is from PUD to LI-PDA (Limited Industrial Services – Planned Development Area), with the proposed LI-PDA zoning standards consistent with the terms as set forth for adjacent tracts in PDA Ordinance No. 960229-L and amended in Ordinance No. 20190509-031.

The proposed land use(s) will be consistent with the land uses described as "Permissible" in Attachment One of the above-referenced LI-PDA Zoning Ordinance 960229-L and as amended in 2019, but at the time of this submittal the specific intensities, areas, configuration, and activities associated with the future development of the Property are unknown.

As such, the Owner respectfully requests deferral of any amendment to the TIA applicable to the Property and prepared by Alliance-Texas Engineering Company, dated September 13, 2002, until the Site Development Permit application for the Property.

SUBDIVISION AND SITE DEVELOPMENT STANDARDS

1. Applicable Subdivision Regulations

The following standards/criteria shall apply to each subdivision or subdivision modification, regardless of otherwise applicable City requirements:

A. Block Length

The maximum block length as required by LDC §25-4-153 is hereby waived. A commercial or industrial block has no maximum block length if the director determines that there is adequate traffic circulation and utility service.

2. Applicable Site Development Regulations

City acknowledges that development on the Site will occur over time through the submission of multiple site plans.

3. Uses Authorized in Zoning Districts

All permitted uses and accessory uses in the LI zoning category, except resources extraction, shall be allowed. In addition, all uses in Attachment One are specifically permitted.

4. Environmental Regulations

A. LDC §25-8-42 shall be modified as follows for the Site:

The director of the Watershed Protection Department may grant a variance from a requirement of Section 25-8-341 (*Cut Requirements*) or Section 25-8-342 (*Fill Requirements*) according to the limits in the following table for cut/fill above 4 feet not already permitted by Code per §25-8-341 (A) or §25-8-342 (A), provided that the cut or fill 1) is not located on a slope with a gradient of more than 15 percent or within 100 feet of a classified waterway; 2) is the minimum deviation from the code requirement necessary to allow a reasonable use of the property; and 3) does not create a significant probability of harmful environmental consequences:

Depth of Cut or Fill (feet)	Area (% Gross Site Area)
8-15	25
15-20	10
20-25	5
25+	1

Cut and/or fill quantities can be transferred from categories of higher cut/fill to those of lower cut/fill.

5. Site Development Regulations

The following standards/criteria shall apply to each site plan or site plan modification, regardless of otherwise applicable City requirements:

A. Building Height:

Maximum height shall be one hundred and thirty (130) feet except as provided below:

The following structures and features may exceed the maximum height of one hundred and thirty (130) feet with an additional fifteen percent (15%) in height, as may be necessary to comply with generally accepted engineering practices for stacks and vents, or any applicable federal or state law, regulation, guidelines, or order, whichever is greater:

- 1) Parapet walls, communication facilities, chimneys and vents, and mechanical or safety features such as fire towers, stairways, elevator penthouses, heating and cooling equipment and protective covers.
- 2) Ornamental towers, cupolas, domes, and spirals not designed for human occupancy.

For structures other than buildings, the maximum height may not exceed one hundred and fifty (150) feet.

6. Signs

The maximum amount of total combined area for freestanding signs (3 sq. ft. and larger) shall be limited to a combined sign area of 600 sq. ft. for the site. Additional regulation for individual freestanding signs, include:

- 1) Freestanding signage at each entrance driveway will not exceed an area of sixty (60) square feet (nominal height of six (6) feet and a nominal length of ten (10) feet).
- 2) A freestanding Corporate Identity sign located at the northwest or northeast corner of the site will not exceed an area of six hundred (600) square feet (nominal height of twenty (20) feet and a nominal length of thirty (30) feet).

7. Transportation

A. Off-Street Parking and Loading

- 1) There shall be one off-street parking space per 300 square feet of office or administrative activity space designed for human occupancy. There shall be one off-street parking space per 1,000 square feet of indoor manufacturing space designed for human occupancy.
- 2) There shall be one off-street loading space per 150,000 square feet of occupied office, administrative, and indoor manufacturing space.
- 3) For manufacturing and related support (e.g., gowning, lockers) and test/sort areas, the number of square feet in the unoccupied mechanical, electrical, machine, Emergency Response Team, air return and interstitial, utility, service and similar spaces shall not be included in determining parking and loading space computations.
- 4) Accessory uses including but not limited to, kitchen, cafeteria, dining, auditorium and similar spaces; recreational facilities, day-care centers and/or other similar facilities, shall

not be included in the areas used to determine the required parking and loading space computations.

8. Landscaping

Landscaping requirements shall apply to the Site, provided that the application of landscaping requirements shall not reduce allowable impervious cover.

9. Endangered Species

This site is not within or subject to the endangered species survey area under the Land Development Code.

10. Tree Survey and Preservation

Tree survey and preservation requirements shall apply only to trees that are nineteen inches (19") in diameter or greater.

11. Noise

The maximum allowable sound pressure level measured along each property line shall be based on the hourly Ldn measurement methodology, adjusted as follows for the zoning designation of the adjoining property:

- | | |
|----------------------|-------------------------------|
| 1) Commercial Zoning | Sound Pressure Level - 65 DBA |
| 2) Industrial Zoning | Sound Pressure Level - 70 DBA |

These measurements should be made at the property line using the DNL (Ldn) measurement methodology.

ATTACHMENT ONE

Permissible Uses

The following uses are specifically allowed in addition to accessory and related uses:

- Basic Industry
- Custom Manufacturing
- Light Manufacturing
- Limited Warehousing and Distribution
- General Warehousing and Distribution
- Administrative and Business Offices
- Business or Trade School
- Business Support Services
- Communications Services
- Electronic Prototype Assembly
- Equipment Repair Services
- Medical Offices
- Personal Services
- Professional Office
- Restaurant (limited)
- Software Development
- Club or Lodge
- College or University Facilities
- Communication Service Facilities
- Community Recreation (Public or Private)
- Counseling Services
- Cultural Services
- Day Care Services (Limited, General or Commercial)
- Guidance Services
- Hospital Services (Limited or General)
- Local Utility Services
- Major Utility Services
- Off-Site Accessory Parking (Commercial or Civic)
- Outdoor Sports and Recreation
- Employee Recreation (Non-Profit)
- Safety Services
- Telecommunications Tower
- Research Services
- Research Testing Services
- Research Warehousing Services
- Research Assembly Services
- Research Maintenance and Services Facilities

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 960229- L

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 300.00 ACRE TRACT OF LAND OUT OF THE SAMUEL CUSHING SURVEY NO 70, A-164, THE MARIQUITA CASTRO SURVEY NO. 50, A-160, AND THE LUCAS MUNOS SURVEY NO. 55, A-513, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "LI-PDA" LIMITED INDUSTRIAL SERVICE DISTRICT-PLANNED DEVELOPMENT AREA COMBINING DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED SOUTH OF EAST YAGER LANE, AS MORE PARTICULARLY IDENTIFIED IN THE MAP ATTACHED AS "EXHIBIT A" TO THIS ORDINANCE, GENERALLY KNOWN AS THE AUSTIN-JOURDAN CROSSING DEVELOPMENT, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to establish initial permanent zoning and to change the base zoning district from Interim "RR" Rural Residence district to "LI-PDA" Limited Industrial Service district-Planned Development Area combining district, on the property described in File C14-96-0007, as follows:

300.00 acre tract of land out of the Samuel Cushing Survey No 70 A-164, the Mariquita Castro Survey No. 50, A-160, and the Lucas Munos Survey No. 55, A-513, said 300.00 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes, *[hereinafter referred to as the "Property"]*

locally known as the Property located south of East Yager Lane, as more particularly identified in the map attached as "Exhibit A" to this ordinance, generally known as the Austin-Jourdan Crossing Development, in the City of Austin, Travis County, Texas.

PART 2. That the Property described in PART 1 of this ordinance and being within the boundaries of the "PDA" Planned Development Area combining district established by PART 1 of this ordinance shall conform to the site development standards as set forth in the "SITE DEVELOPMENT STANDARDS" attached as "Exhibit C" to this ordinance. Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "LI" Limited Industrial Service base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. The City Council declares that an emergency exists concerning the safe, orderly, and healthful growth and development of the City in order to assure the immediate preservation of the public peace, health, and safety; therefore, this ordinance shall become effective immediately upon its passage as required by this emergency and as provided by the City Charter of the City of Austin.

CITY OF AUSTIN, TEXAS

PASSED AND APPROVED:

February 29, 1996

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§
§

Gustavo L. Garcia
for Bruce Todd
Mayor

APPROVED:

Andrew Martin
Andrew Martin
City Attorney

ATTEST:

James E. Aldridge
James E. Aldridge
City Clerk

29Feb96
MT/jj

Metes and Bounds Description
300.000 Acres (13,068,000 square feet)
Samuel Cushing Survey No. 70, A-164
Mariquita Castro Survey No. 50, A-160
Lucas Munos Survey No. 55, A-513
Travis County, Texas

Being a tract containing 300.000 acres (13,068,000 square feet) of land situated in the Samuel Cushing Survey No. 70, Abstract No. 164, the Mariquita Castro Survey No. 50, Abstract No. 160 and the Lucas Munos Survey No. 55, Abstract No. 513 all of Travis County, Texas and being out of and a part of a called 868.550 acre tract described as Tract IV in deed to Austin-Jordan Crossing Partners recorded in Volume 12122, Page 2546 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.). Said 300.000 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates being referenced to the Texas State Plane Coordinate System, Central Zone and based on Texas Department of Transportation (TxDOT) monuments No. N2270399 (X = 3,150,910.0800; Y = 10,110,689.8100) and No. N2270359 (X = 3,135,251.5200; Y = 10,123,399.6900) with all distances and coordinates being NAD 83 Datum converted to the U.S. Survey Foot and adjusted to surface values by Travis County surface adjustment factor of 1.0001:

COMMENCING for reference at a 1-inch (outside diameter) pipe (X = 3,149,940.7600; Y = 10,111,638.6100) found marking the northerly corner common to said 868.550 acre tract and to the northwest corner of a called 54.40 acre tract described in deed to J. Tim Brown recorded in Volume 4533, Page 1982 of said R.P.R.T.C.T. also being a point in a southerly right-of-way line of Yager Lane (width varies) as monumented and occupied on the ground;

THENCE, North 83°21'03" West, crossing said 868.550 acre tract, a distance of 1,330.54 feet to a 1/2-inch iron rod (X = 3,148,619.1706; Y = 10,111,792.6714) set for the most northerly northeast corner and **POINT OF BEGINNING** of the herein described tract said point also being in the proposed southerly right-of-way line of Parmer Lane (F.M. 734 Parcel 21 Pt. 2);

- * THENCE, 37.90 feet, along the arc of a non-tangent curve to the right (Central Angle = 86°51'41"; Radius = 25.00 feet; Chord Bearing and Distance = South 16°34'11" East, 34.37 feet) to a 1/2-inch iron rod set for a point of tangency;
- ✓ THENCE, South 26°51'39" West, a distance of 4,481.06 feet to a 1/2-inch iron rod set for the southeast corner of the herein described tract;
- ✓ THENCE, North 69°35'13" West, a distance of 2,302.85 feet to a 1/2-inch iron rod set for the most southerly southwest corner of the herein described tract;
- ✓ THENCE, North 28°10'01" West, a distance of 74.99 feet to a 1/2-inch iron rod set for the most westerly southwest corner of the herein described tract;



"Exhibit A"

THENCE, northeasterly along the westerly lines of the herein described tract the following three (3) courses:

- ✓ 1. North 13°15'11" East, a distance of 1,764.31 feet to a 1/2-inch iron rod set for an angle point;
- ✓ 2. North 20°22'36" East, a distance of 1,304.82 feet to a 1/2-inch iron rod set for an angle point;
- ✓ 3. North 27°48'07" East, a distance of 1,902.34 feet to a 1/2-inch iron rod set for the most westerly northwest corner of the herein described tract;

✓ THENCE, North 79°32'19" East, a distance of 61.93 feet to a 1/2-inch iron rod set for the most northerly northwest corner of the herein described tract also being a point in the aforementioned proposed southerly right-of-way line of Parmer Lane;

THENCE, southeasterly along said proposed southerly Parmer Lane right-of-way line the following three (3) courses:

- ✓ 1. South 48°43'30" East, a distance of 185.97 feet to a 1/2-inch iron rod with an aluminum cap found for the beginning of a tangent curve to the left;
- ✓ 2. 395.53 feet, along the arc of said curve to the left (Central Angle = 11°16'32"; Radius = 2,009.86 feet; Chord Bearing and Distance = South 54°21'46" East, 394.90 feet) to a 1/2-inch iron rod with an aluminum cap found for a point of tangency;
- ✓ 3. South 60°00'02" East, a distance of 2,241.05 feet to the **POINT OF BEGINNING** and containing a computed area of 300.000 acres (13,068,000 square feet) of land.

Arthur W. Girts, Jr. 12-28-95
Arthur W. Girts, Jr.
Registered Professional Land Surveyor
Texas Registration No. 4741



Prepared by:
SURVCON INC.
5000 Plaza On The Lake, Suite 180
Austin, Texas 78746
Job No. 4737-02

SITE DEVELOPMENT STANDARDS

1. Applicable Site Development Regulations

All development shall comply with the applicable site development regulations of the January 1, 1996 version of the City of Austin Land Development Code ("LDC"), except as modified by these Site Development Standards. City acknowledges that development on the Site will occur over time through the submission of multiple site plans.

2. Uses Authorized in Zoning Districts

All permitted uses and accessory uses in the LI zoning category, except resources extraction, shall be allowed. In addition, all uses in Attachment One are specifically permitted.

3. Water Quality Regulations

Pursuant to applicable state law as of January 1, 1996, and in accordance with this zoning ordinance, the water quality ordinances, rules and regulations in effect on July 25, 1985, are applicable to this Site unless otherwise specifically set forth in this document. A water quality management program will be developed and included in the drainage design for the Site which will strive to mitigate the water quality of runoff from impervious cover on the Site. A minimum of one-half inch (1/2") of runoff from impervious cover on the Site will be captured pursuant to the water quality management program, which will include regular monitoring and maintenance by the Owner.

4. Site Development Regulations

The following standards/criteria shall apply to each site plan or site plan modification, regardless of otherwise applicable City requirements:

A. Building Height:

Maximum height shall be ninety (90) feet except as provided below:

The following structures and features may exceed the maximum height of ninety (90) feet by not more than fifteen percent (15%), or by such height as may be necessary to comply with generally accepted engineering practices for stacks and vents, or any applicable federal or state law, regulation, guideline, or order, whichever is greater:

- 1) Parapet walls, communication facilities, chimneys and vents, and mechanical or safety features such as fire towers, stairways, elevator penthouses, heating and cooling equipment and protective covers.
- 2) Ornamental towers, cupolas, domes, and spirals not designed for human occupancy.

5. Signs

The maximum amount of total combined area for freestanding signs (3 sq. ft. and larger) shall be limited to a combined sign area of 600 sq. ft. for the site. Additional regulation for individual freestanding signs, include:

- 1) Freestanding signage at each entrance driveway will not exceed an area of sixty (60) square feet (nominal height of six (6) feet and a nominal length of ten (10) feet).
- 2) A freestanding Corporate Identity sign located at the northwest or northeast corner of the site will not exceed an area of six hundred (600) square feet (nominal height of twenty (20) feet and a nominal length of thirty (30) feet).

6. Transportation

A. Off-Street Parking and Loading

- 1) There shall be one off-street parking space per 300 square feet of office or administrative activity space designed for human occupancy. There shall be one off-street parking space per 1,000 square feet of indoor manufacturing space designed for human occupancy.
- 2) There shall be one off-street loading space per 150,000 square feet of occupied office, administrative, and indoor manufacturing space.
- 3) For manufacturing and related support (e.g., gowning, lockers) and test/sort areas, the number of square feet in the unoccupied mechanical, electrical, machine, Emergency Response Team, air return and interstitial, utility, service and similar spaces shall not be included in determining parking and loading space computations.
- 4) Accessory uses including but not limited to, kitchen, cafeteria, dining, auditorium and similar spaces; recreational facilities, day-care centers and/or other similar facilities, shall not be included in the areas used to determine the required parking and loading space computations.

7. Landscaping

Landscaping requirements shall apply to the Site, provided that the application of landscaping requirements shall not reduce allowable impervious cover.

8. Endangered Species

This site is not within or subject to the endangered species survey area under the Land Development Code.

9. Tree Survey and Preservation

Tree survey and preservation requirements shall apply only to trees that are nineteen inches (19") in diameter or greater.

10. Noise

The maximum allowable sound pressure level measured along each property line shall be based on the hourly Ldn measurement methodology, adjusted as follows for the zoning designation of the adjoining property:

- | | | |
|----|-------------------|-------------------------------|
| 1) | Commercial Zoning | Sound Pressure Level - 65 DBA |
| 2) | Industrial Zoning | Sound Pressure Level - 70 DBA |

These measurements should be made at the property line using the DNL (Ldn) measurement methodology.

11. Helicopter Landing Sites

A maximum of two (2) helicopter landing sites will be allowed for the site. The use of these landing sites will be limited to the hours of 7:00 a.m. to 7:00 p.m., with no more than an average of 20 landings a week, as measured over a four week running time frame. The hours and number of landings do not include emergency landings for the purpose of protecting life or property. The helicopter landing sites shall comply with Title 17, Article III of the Code of the City of Austin and any applicable Federal Aviation Administration Rules and Regulations.

ATTACHMENT ONE

Permissible Uses

The following uses are specifically allowed in addition to accessory and related uses:

Basic Industry
Custom Manufacturing
Light Manufacturing
Limited Warehousing and Distribution
General Warehousing and Distribution
Administrative and Business Offices
Business or Trade School
Business Support Services
Communications Services
Electronic Prototype Assembly
Equipment Repair Services
Medical Offices
Personal Services
Professional Office
Restaurant (limited)
Software Development
Club or Lodge
College or University Facilities
Communication Service Facilities
Community Recreation (Public or Private)
Counseling Services
Cultural Services
Day Care Services (Limited, General or Commercial)
Guidance Services
Hospital Services (Limited or General)
Local Utility Services
Off-Site Accessory Parking (Commercial or Civic)
Outdoor Sports and Recreation
Employee Recreation (Non-Profit)
Safety Services
Telecommunications Tower
Research Services
Research Testing Services
Research Warehousing Services
Research Assembly Services
Research Maintenance and Services Facilities
Helifacilities, Helicopter Landing Sites and Heliports

ORDINANCE NO. 20190509-031

AN ORDINANCE AMENDING ORDINANCE NO. 960229-L TO REZONE AND CHANGE THE ZONING MAP FROM LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT FOR PROPERTY LOCATED AT 12100 SAMSUNG BOULEVARD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The planned development area is comprised of approximately 300.0 acres of land located at West Parmer Lane and Anderson Mill Road in Travis County and more particularly described by metes and bounds in Ordinance No. 960229-L (the "Original Property"). The project was approved on February 29, 1996. This ordinance affects a portion of the property identified in the PDA and is shown on the attached **Exhibit "A"**.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial services-planned development area (LI-PDA) combining district to limited industrial services-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-96-0007.01, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Jourdan Crossing Phase C Section 2 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 96, Page 230 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 12100 Samsung Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "A"**.

PART 3. This Ordinance amends the Site Development Standards listed in Exhibit C, Section 4 of Ordinance No. 960229-L as follows:

4. Site Development Regulations

The following standards/criteria shall apply to each site plan or site plan modification, regardless of otherwise applicable City requirements:

A. Building Height

Maximum height shall be [~~ninety (90)~~] one hundred and thirty (130) feet except as provided below.

The following structures and features may exceed the maximum height of [~~ninety (90)~~] one hundred and thirty (130) feet [~~by not more than~~] with an additional fifteen percent (15%) in height, [~~or by such height~~] as may be necessary to comply with generally accepted engineering practices for stacks and vents, or any applicable federal or state law, regulation, guidelines, or order, whichever is greater.

1. Parapet walls, communication facilities, chimneys and vents, and mechanical or safety features such as fire towers, stairways, elevator penthouses, heating and cooling equipment and protective covers.
2. Ornamental towers, cupolas, domes and spirals not designed for human occupancy.

For structures other than buildings, the maximum height may not exceed one hundred and fifty (150) feet.

PART 4. Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No. 960229-L, remain in effect.

PART 5. This ordinance takes effect on May 20, 2019.

PASSED AND APPROVED

_____, May 9, 2019

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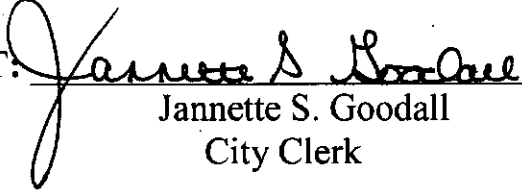
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

Created: 1/31/2019

November 30, 2020

Memorandum for Zoning and Platting Commission Chair Kiolbassa and Members (Jolene.Kiolbassa@austintexas.gov)

Subject: Against Staff Basis of Recommendation—No Bus for Samsung Rezoning (B-08: C14-2020-0117, B-09: C14-2020-0118)

1. **Background:** FM 734/Parmer Lane is car-centric. June 8, 2020 Capital Area Metropolitan Planning Organization reallocated \$633M to I-35 Capital Express Central, eliminating 3 Northeast MetroRapid Lines (Parmer, Dessau, Decker)—funding, in part, Oak Hill (southwest least minorities) with no discourse. \$7.1B Prop A disregarded 425-acre East Village development; 5,500 apartment units within 2 miles of Samsung—Imagine Austin Dessau/Parmer Neighborhood Center (p. A-31). “The county’s most expensive agreement is with Samsung; Travis County has rebated \$65 million in property taxes to Samsung since 2009,” KUT reported July 31, 2019. In light of \$65M tax rebate, request Samsung provide Uber/Lyft cards to expand jobs to transit minorities.

2. **Opposition - No Transit (Route 392/Dessau: 3-mile Samsung walk):** “Staff recommends LI-PDA, Limited Industrial-Planned Development Area Combining District, zoning with conditions” (p. 2). However, I disagree with “BASIS OF RECOMMENDATION: 2. . . . The staff recommends the applicant’s request for LI-PDA zoning as the property is located on an arterial roadway, **East Parmer Lane**, which is a designated **Activity Corridor** as shown on the **Imagine Austin Growth Concept Map**” (p. 2).

 [Backup](#) - B-08 (C14-2020-0117 (Samsung Rezoning Tract 1).pdf (16.3MB)

 [Backup](#) - B-09 (C14-2020-0118 (Samsung Rezoning Tracts 2 and 3).pdf (15.3MB)

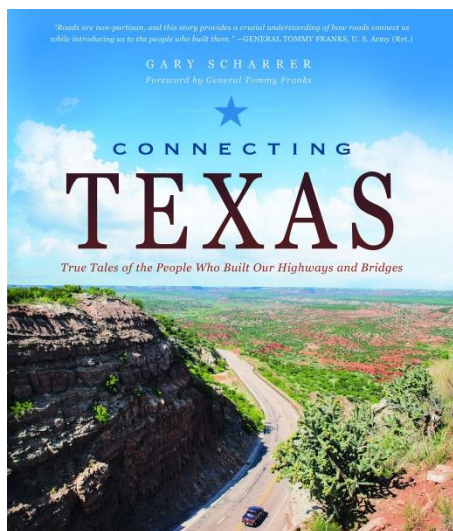
a. Connectivity: Staff Report accurately notes, “The mobility and connectivity options in this area are below average” (p. 12).

b. Imagine Austin (Adopted June 15, 2012; Amended 2013, 2014, 2015, 2016, 2017, 2018) definition:

“Activity corridors . . . To improve mobility along an activity corridor, **new** and redevelopment **should reduce per capita car use** and increase walking, bicycling, and **transit use**. **Intensity of land use should correspond to the availability of quality transit**, public space, and **walkable destinations**. **Site design should use building arrangement and open space to reduce walking distance to transit and destinations**, achieve safety and comfort, and draw people outdoors” (p. 106). [Note: Unsafe = No sidewalk: Dessau to Samsung]

- LUT P20. Locate industry, warehousing, logistics, manufacturing, and other freight intensive uses in proximity to **adequate transportation** and utility infrastructure. (See also E P16) (p. 136/348) [p. 120]
- E P16. Expand connectivity within the Texas Triangle (Dallas/Fort Worth, Austin, San Antonio, and Houston) in order to facilitate movement of ideas, goods, and people for economic prosperity. (See also LUT P18, LUT P19, LUT P20) (p. 162/348)

3. **Reference:** Adequate transportation is contextualized in *Connecting Texas: True Tales of the People Who Built Our Highways and Bridges*.



A Gift from the Greatest Generation

Modern transportation has been responsible for moving populations from the heart of cities to outlying suburbs. The development of suburban America and transportation are like a dog chasing its tail. “The more development you have, the more transportation you need, and that development will continue. Unless you for those things, the entire prosperity of a community—employment, quality of life, people’s livelihood—will suffer. It all depends on having adequate transportation,” Austin Industries’ retired executive William Solomon emphasizes. (p. 21)

What We Take for Granted

“Transportation remains the lifeblood of the nation’s economy and also an integral part of each of our daily lives, even though the connection may not be a conscious one in our minds” (p. 22).

Very respectfully,

Zenobia C. Joseph

Zenobia C. Joseph